

City of St. Clair Shores

The Zoning Board of Appeals Amended Agenda II

A Public Hearing of the following Zoning Board cases will be heard on **March 2, 2023 at 7:00 p.m.** in the **Council Chambers** at 27600 Jefferson Avenue, City Hall, St. Clair Shores, MI 48081.

1. Call to Order.
2. Cases to be Heard:

Case No. 02-2023 – Kalabat Engineering on behalf of Medical Weight Loss – 21327 Harper

REMOVED FROM AGENDA BY PETITIONER

Re: ~~ASSESSOR'S PLAT NO. 2 (L14, P16-17) LOT 8 EXC THE WLY 39' & EXC THAT PART TAKEN FOR HARPER AVE Split on 01/21/2020 with 09-14-33-452-024 into 09-14-33-452-025;~~

Location: ~~North of 8 Mile Rd., West side of Harper~~

REQUEST: ~~Request for 17 space parking variance for a medical office facility at 21327 Harper. (Chapter 48 – Zoning, Article XIX-15.495 General Provisions, Sec. 48-551-Off Street Parking)~~

Case No. 04-2023 – Rachel Ihns on behalf of Great Lakes Ace Hardware – 31001 Harper

Re: COUCHEZ FARMS SUB'N (L35, P38-39) PART OF OUTLOT A DESC AS; BEG AT SE COR SD OUTLOT A; TH N88°04'54"W 599.39'; TH N01°55'06"E 1004.16'; TH S85°42'31"E 660.94', TH S01°55'06"W 160.14'; TH S85°42'31"E 182.75'; TH S37°09'30"W 215.98'; TH N85°48'24"W 270.24'; TH S04°30'35"W 173'; TH S85°55'48"E 187.82'; TH 31.01' ALG A CRUVE TO SW, R=558.90, CB S18°43'56"W 31.01; TH N85°55'48"W 182.37'; TH S04°08'16"W 408.24'; TH S85°35'03"E 178.43'; TH S01°57'30"W 25' TO POB

Location: South of 13 Mile Rd., West side of Harper

REQUEST: Petition to request for variance to allow the outdoor sale of seasonal products for up to 5 years. (Chapter 48 – Zoning, Article XII. – 15.290 B-2 Community Business District, Sec. 48-337. General requirements.)

Case No. 05-2023 – Dan Smith on behalf of Great Lakes Ace Hardware – 23245 Greater Mack

Re: NINE-MACK URBAN RENEWAL PLAT NO. 1 (L78, P34-36) LOT 42 EXC THE S 50' EXC THAT PART TAKEN FOR GREATER MACK

Location: South of 9 Mile Rd., West side of Greater Mack

REQUEST: Petition to request for variance to allow the outdoor sale of seasonal products for up to 5 years. (*Chapter 48 – Zoning, Article XIII. – 15.320 B-3 General Business District, Sec. 48-368. Principal uses permitted.*)

Case No. 06-2023 – Mary R. Ciaramitro on behalf of Boss Beauty Studios – 30245 Harper

Re: DALBY & CAMPBELL'S HARPER AVE.SUBDIVISION NO. 1 (L9, P6) N 6' OF LOT 357, ALL OF LOTS 358-363 & 1/2 VAC ALLEY

Location: North of 12 Mile Rd., West side of Harper

REQUEST: Request for a 3 parking space variance and request for a use variance to allow 1 tattoo business within an O-1 district. (*Chapter 48 Zoning, Article XIX-15.495 General Provisions, Sec. 48-551-Off Street Parking, and Article IX. 15.200 O-1 Office Service District, Sec. 48.257- Principal uses permitted.*)

Case No. 07-2023 – Carlo Romita on behalf of Tim & Annemarine Switchulis – 22588 Ardmore Park

****REMOVED FROM AGENDA****

Re: ~~ARDMORE PARK SUBDIVISION (L22, P38) LOT 58~~

Location: ~~South of 11 Mile Rd., East of Jefferson~~

REQUEST: ~~Request for additional 1.5 foot total height variance for a new house. (*Chapter 48 Zoning, Article XVIII. – 15.480 Scheduled of Regulations, Sec. 48-513. – Schedule limiting height, bulk, density, and area by zoning districts.*)~~

Other Business:

3. Approval of minutes from the February 2, 2023 ZBA meeting.
4. Audience participation.
5. Adjournment.

ANY CASES TABLED AT PRIOR MEETINGS MAY BE HEARD WITHOUT ADDITIONAL NOTICE

Individuals with disabilities or impairments who plan to attend this meeting need to contact the City Clerk's office at (586) 447-3303 or (586) 447-3388 (TDD) if auxiliary aides or services are needed. A written request may also be submitted to the City Clerk's Office.

On March 2, 2023, at 7:00 p.m., a PUBLIC HEARING will be heard in the **Council Chambers**, City Hall, 27600 Jefferson Avenue, thus giving you the opportunity of expressing your opinion on this appeal. Variations or modifications have no bearing on private restrictions. You may appear, authorize others to represent you, or you may express views in writing. Communications must be received before date of hearing.

Please call Denise Pike, Community Services Director (447-3418) or Veronica Black (447-3341) if you are unable to attend this meeting.

Community Development,
City of St. Clair Shores